

Alexander Gunyon

From: Anastasia Valassopoulos [REDACTED]
Sent: 03 June 2024 12:12
To: Consultations
Subject: Response to Canterbury City Council Draft Local Plan 2040

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From: Anastasia Valassopoulos

Former District resident [REDACTED] and current District visitor

Dear Council members,

My comments are in relation to Chapters 1, 2, 5 and 6 of the Draft Local Plan and in particular to policy C12 of Chapter 2.

I am writing to express my opposition to the Plan provision regarding the building of a new town with 2000 dwellings on prime agricultural land that is crucial for local biodiversity and shares an eco-habitat with ancient forests of profound environmental importance. Before any consideration is given to paving over the countryside, brownfield sites in the District should be accorded priority and precedence for developments of this magnitude. In situations where that is not achievable on a large scale, the Council should seek an urgent exemption from housebuilding targets set by the Central Government, based on the district's exceptional wealth of rich natural assets and heritage of ecological importance. In precipitously and impulsively advancing the C12 proposal, the Council is flouting their own policies by hastily and hurriedly pushing forward a weak and inadequate case in a manner that suggests it has been hastened through at the final juncture without sufficient foresight and preparation.

Siting the development at the proposed elevation will change natural water paths, increasing the risk of floods in lower-lying villages due to the non-absorbent clay soil.

The legal minefield of road construction through the private land and listed buildings adjoining the intended junction with Whitstable Road, opposite Kent College, would place a significant economic burden on local authorities.

The current ecosystems found in the area earmarked for development support services like pollination and decomposition. Urban development would disrupt these benefits, upsetting the entire ecological balance in a fragile area where protected species like the Nightingale are often sighted.

Repurposing Rough Common Road to handle sizeable construction rigs and lorries and additional commuter volumes from the new massive and poorly connected urban area would irreversibly damage this rural village neighbourhood with noise, pollution and congestion, and will depress property values.

The dispersal of Blean Primary School students to other schools will have major adverse effects on their educational attainment. Construction delays are common, and any setbacks could extend the period during which pupils are displaced, exacerbating the disruption to their education.

With this proposal, the Council prioritises developer profits over the pupils' fundamental right to a quality education, despite the damage this disruption will cause, which was made clear during the pandemic.

I urge you to rethink these plans in light of all the details outlined above.

Thank you for your time,
Best wishes.
Anastasia Valassopoulos